A BIOLOGICAL RESOURCES SURVEY REPORT FOR THE

25569 RUA MICHELLE PROPERTY
L-14349, JESMOND DENE
APN 187-520-11
COUNTY OF SAN DIEGO

ER 02-08-054

Prepared for

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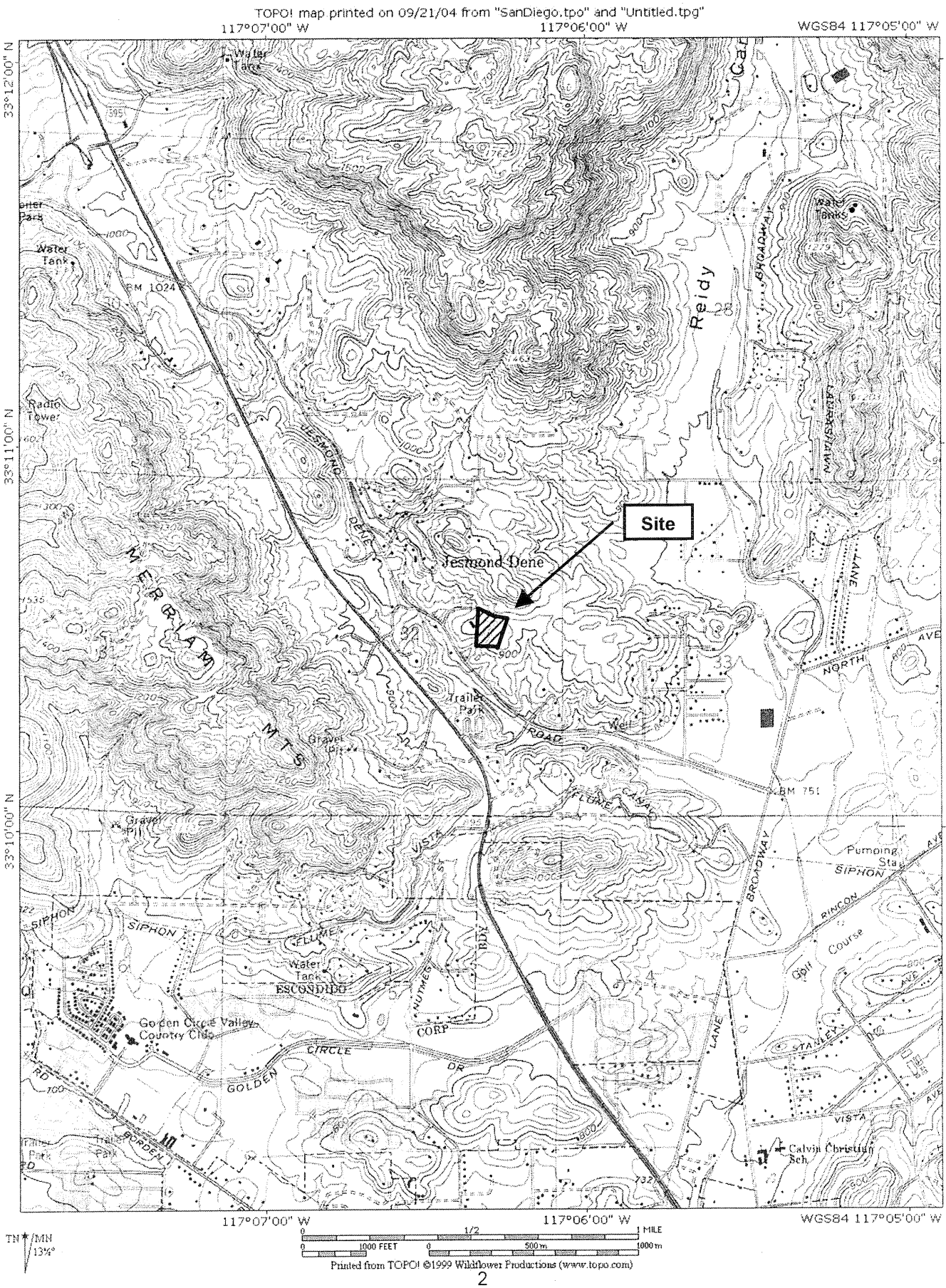
FIGURE 1. REGIONAL LOCATION - THE L-14349 PROJECT
PORTION OF THE "VALLEY CENTER" U.S.G.S. 7.5' QUADRANGLE



INTRODUCTION

This report addresses biological resources, project impacts, and CEQA (California Environmental Quality Act) compatibility for the 25569 Rua Michelle Project, L-14349. The project involves an approximately 5.67-acre property (APN 187-520-11) located at 25569 Rua Michelle in the Jesmond Dene area of unincorporated San Diego County (Figure 1).

PROJECT AND SITE DESCRIPTION

Approval of the L-14349 project would permit the grading of 2,560 cubic yards of cut and fill to remediate a grading violation onsite. The former owner was cited for grading over 200 cubic yards without a permit (Citation No. PLU-4500). As part of the project, approximately 55 feet of 16-inch PVC storm drain will be installed with an inlet grate, headwall, and rip-rap. Eventually, it is assumed that the property will be fully developed, hence 100 percent of the site is expected to be impacted by future development.

The County of San Diego Department of Planning and Land Use identified the need for a forensic assessment of biological conditions prior to the unauthorized grading in a letter dated 12 December 2002. This letter states that the property "*contains Diegan Coastal Sage Scrub and is located adjacent to a significant area that has been placed in preserve for this sensitive vegetation community*". Because the grading activity was unauthorized, the analysis in this report assumes a "pre-disturbance" condition, to the extent feasible, utilizing a forensic analysis of onsite habitat-types and an examination of surrounding parcels.

The L-14349 property is located in a rural part of San Diego County, although there are several homes in the vicinity, including homes on surrounding properties in most directions. Other areas in the vicinity of the property support similar habitats including chaparral, woodland, and development. Prior to clearing, which appears to have taken place over a period of years beginning prior to 1995, portions of the project site clearly supported native vegetation. The forensic analysis in this report assumes site conditions at that time.

Prior to clearing and grading, the L-14349 site could be described as consisting of a gently sloping knoll that drains to the southwest. A minor drainage feature began onsite. This drained from near the center of the parcel's northern edge in a diagonal direction across the parcel to the southwest corner, where it enters an offsite 16" CSP. Elevations onsite range between approximately 860 feet MSL at the site's southwestern corner, and 946 feet MSL at the highpoint just west of the eastern-central property edge. Soil types found onsite include Fallbrook-Vista sandy loam (FvD) on slopes between 9 and 15 percent and Cieneba-Fallbrook rocky sandy loam soils (CnG2) on slopes between 30 and 65 percent. These soil-types are not known to support significant populations of narrow endemics or other very rare plants or animals.

PURPOSE OF STUDY

The purpose of this study has been to inventory the property for biological resources, identify and forensically map all onsite habitats, and search for signs of rare, endangered, threatened, or otherwise sensitive plants or animals which are known from the area, and which could have occurred here prior to grading. These data were used in an assessment of biological resource values. This analysis allows a determination of project-related direct and indirect impacts, as required by the CEQA, and mitigation, if appropriate. It is expected that the full development of this property will result in measurable losses of biological resource values, necessitating mitigation.

METHODS

A forensic field survey of the L-14349 property was completed on the morning of 21 September 2004 between the hours of approximately 9:00 and 10:45. Weather conditions were conducive to field surveying, with clear skies, temperatures in the high 70°s to low 80°s, and a light breeze blowing between 3-5 MPH from the northeast. The San Diego County area was experiencing mild "Santa Ana" conditions on the day of the survey. Investigators included the author (VS) and Shannon M. Allen, Biological Consultant (SA). A follow-up spring time survey of the site was conducted on the afternoon of 18 April 2007 by the author (VS) and Julia L. Groebner, Associate Biologist (JG). Weather conditions were conducive to field surveying, with clear skies, temperatures in the low 60°s, and a light westerly breeze.

All plants, animals and habitats encountered during both survey periods were noted in the field. The limits of the existing habitat-types were mapped in the field utilizing current aerial photographs of the property. All plants and animals identified in association with the property are listed in Table 1 at the end of this report. Plants were identified *in situ*, or based on characteristic floral parts collected and later examined in detail. Floral nomenclature used in this letter follows Hickman (1993) and others. Plant communities, as designated by numerical code, follow Holland (1996, as amended).

Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were noted. Animal nomenclature used in this report is taken from Stebbins (1985) for reptiles and amphibians, American Ornithologist's Union (1983, as updated) for birds, and Jones, et. al (1992) for mammals.

Directed Habitat Evaluations for several species were conducted in conjunction with the biological study of this property. These included evaluations for California Gnatcatcher, Stephen's Kangaroo Rat, and Arroyo Toad. Also, the property was evaluated for various other sensitive species known from the vicinity. Each of the focused Habitat Evaluations is discussed in detail subsequently.

In order to forensically identify the onsite habitats, offsite areas that adjoin the property were carefully examined and assessed with respect to habitat type. Aerial photos taken in 1995, 1997, 2000 and 2002, as provided by the County, were also examined in order to reconstruct the nature of the pre-clearing habitat.

RESULTS

Habitats

Nearly 100 percent of the L-14349 property currently supports disturbed habitat. This is the result of the clearing and grading of the site, which occurred over a period of years beginning at some time prior to 1995. Based on a forensic analysis of site conditions, we have identified the following habitats as having been present on or adjacent to the site prior to grading (prior to 1995):

1. Chamise Chaparral (Holland Code 37200) – 3.99 acres
   Chamise Chaparral vegetation covered the southeastern portion of the L-14349 property. Indicators in this dense, brushy plant community included Chamise *(Adenostoma fasciculatum),* Mission Manzanita *(Xylococcus bicolor),* Ramona Lilac *(Ceanothus tomentosus)*, Black Sage *(Salvia mellifera)*, and other large shrubs. A number of dirt roads and tracks crossed through the vegetation – these fragmented the habitat and reduced the value of this resource significantly. The relative habitat value of the Chamise Chaparral vegetation on the L-4349 site was moderate to low, based on the size, configuration, species composition, existing disturbance, and edge effects from surrounding development.

2. Disturbed Habitat (Holland Code 11300) –1.43 acres
   The northwestern portion of the L-14349 property supported Disturbed Habitat. This area supported weedy annuals, including Common Tarweed *(Hemizonia fasciculata),* Telegraph Weed *(Heterotheca grandiflora)*, and others. A second area of Disturbed Habitat was found in conjunction with a small pad located near the top of the hill. This may have been initially cleared for septic testing purposes. The biological resource value of this habitat-type is considered low.

3. Urban/Developed (Holland Code 12000) – 0.25 acres
   Rua Michelle, which forms a portion of the northern edge of the property, qualifies as supporting Urban/Developed habitat. This area is paved. Homes are present north, west, and southwest, with new homes (2004) under construction to the west and south. The resource value of this habitat-type is also low.

4. Southern Willow Scrub (Holland Code 63320) – offsite

   A small patch of Southern Willow Scrub vegetation is currently found just offsite near the parcel's southwestern corner. This habitat is indicated by mature Lance-leaf Willows *(Salix lasiandra)* growing on a slope area south of an offsite trailer. Southern Willow Scrub is a high-value habitat-type.

The approximate configuration of each of the onsite habitats, shown prior to grading, is shown in Figure 2.

Plants

Sixty-six species of vascular plants were detected on the L-14349 property. The plant species observed typify the diversity normally found in chaparral and disturbed areas in the interior areas of San Diego County. A complete list of the plants detected, listed alphabetically, can be found in Table 2, attached. This list would be expected to represent at least 80 percent of the naturalized plants occurring on this site, including plants present prior to grading. Surveying prior to clearing could have revealed additional plant taxa.

Animals

Twenty species of animals were observed using the project site. These are generally common species, abundant in the site's general vicinity. Animals observed onsite are listed in Table 2, attached. The majority of the fauna using this site is cryptic, nocturnal, and/or seasonal, hence this list is expected to represent no more than 20-30 percent of the animals utilizing the property, including species that use it on an occasional basis.

SENSITIVE RESOURCES

Sensitive Vegetation Communities

Vegetation communities (habitats) are generally considered "sensitive" if; *(a)* they are recognized by the County's Resource Protection Ordinance as being generally depleted; *(b)* they are considered rare within the region by local experts, *(c)* they are known to support sensitive animal or plant species; and/or *(d)* they are known to serve as important wildlife corridors. These sensitive habitats are typically depleted throughout their known ranges, or are highly localized and/or fragmented.

The following habitat found on the L-14349 site is considered sensitive:

- Chamise Chaparral

Although disturbed, this community is known to support a variety of sensitive species, several of which were probably associated with the site prior to clearing and grading in 1995. In any case, the habitat was potentially of moderate biological resource value.

Sensitive Plants and Animals

No sensitive species of plants or animals were observed on the L-14349 property during the field surveys. Sensitive plants or animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the MSCP, the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS), the National Audubon Society, the County of San Diego, or other conservation agencies, organizations, or local zoologists. A number of sensitive species are known to occur in the general vicinity of this property, however, and some of these could reside onsite, particularly certain wide-ranging foragers, such as various species of rare bats, various other species of raptors, other rare reptiles etc. These are listed in annotated format in Table 3.

California Gnatcatcher Habitat Evaluation

California Gnatcatcher *(Polioptila californica)*, a federally-listed "Threatened" songbird, subject to protection under the Federal Endangered Species Act, is known from habitat similar to that found in the general vicinity of this site. Gnatcatchers occur in coastal and interior areas of coastal sage scrub (CSS) and related scrub habitats typically dominated by California Sagebrush, Flat-top Buckwheat, Laurel Sumac, and other soft-woody shrubs. However, the parcels surrounding this site all support chaparral, a hard-woody habitat type not normally preferred by gnatcatchers. Prior to clearing, our forensic analysis has indicated that the site supported a combination of Chamise Chaparral and Disturbed Habitat. CSS was not present on or adjoining the property. Because of the small size of the property, lack of CSS, and surrounding edge effects (development), the likelihood that California Gnatcatcher was a resident species on this property is considered low, and the site is considered "unoccupied" by this species.

Stephen's Kangaroo Rat Habitat Evaluation

Stephen's Kangaroo Rat (*Dipodomys stephensi*) is a state and federally-listed "Threatened Species", subject to protection under both the Federal and State Endangered Species Acts (CESA, FESA). This secretive, nocturnal mammal is known to occur on the Rancho Guejito property several miles to the east. *D. stephensi* occurs in open habitats dominated by low forbs such as Red-stem Filaree (*Erodium cicutarium*) with scattered, low perennial shrubs, including Flat-top Buckwheat (*Eriogonum fasciculatum*), California Sagebrush (*Artemisia californica*), and others. Ideal habitat is characterized by the presence of friable, loamy soils where the rats can construct underground burrows, and extensive open areas between shrubs for foraging, breeding, etc. Apparently not tolerated is the presence of dense brush or a heavy thatch of annual weedy grasses. Also not tolerated is the

presence of nearby development, as this species suffers extirpation in the presence of feral pets and other "edge effects". Moore-Craig (1984), working at the San Jacinto Wildlife Area, reported that successful trapping sites for SKR had an average of 9.1% vegetative cover. Prior to grading, the natural areas of the L-14349 site appeared to have had an average cover of at least 70%, many times more dense than is tolerated by SKR. In Non-native Grassland, occurrence and relative abundance of SKR is directly related to the proportion of annual forbs to annual grasses. Annual forbs provide critical greens in the spring, furnish temporary cover, produce many large seeds, then dry and disarticulate rapidly, creating patches of preferred open ground. Annual grasses, on the other hand, tend to persist for years, forming dense mats of dead materials presumably impeding ease of SKR movement (O'Farrell and Uptain, 1989).

Dipodomys could occur on the L-14349 project site, although the likelihood that *D. stephensi* is a resident species is considered very low. The related and much more common *D. agilis* would be more likely to occur onsite, although no definitive signs of *Dipodomys* were detected. Given the surrounding and onsite land-uses (development), and dense cover of chaparral that previously covered over most of the site, and overall lack of forb-dominated open areas, the L-14349 project site is considered "unoccupied" by SKR.

Arroyo Toad Habitat Evaluation

Arroyo Toad (*Bufo microscaphus californicus)*, a federally-listed Endangered amphibian, occurs in open, exposed riparian habitats with sand and gravel banks, interspersed with shallow, slow-moving seasonal flowage. The L-14349 project site does not support any riparian habitats; hence breeding by *B. microscaphus* is not expected. Holland (1995) and others, however, working on Camp Pendleton, determined that Arroyo Toads can move up to at least 1 km in all directions from breeding areas during dispersal. The closest known breeding area for this rare species is on Santa Ysabel Creek in the San Pasqual Valley, many miles to the southeast, or well beyond the known zone of Arroyo Toad dispersal. Therefore, the chance for *B. microscaphus* to occur onsite as an upland aestivator (within 1 km of breeding areas) is considered very low.

PROJECT IMPACTS

Impacts to biological resources associated with the L-14349 project are assessed as being either "significant" or "less than significant", as defined by CEQA. The determination of impact significance is based on one or all of the following criteria:

- have a substantial adverse effect on sensitive habitats, species, or raptor foraging or wildlife movement

--or--

- reduce the ability of the County to implement existing or future conservation programs

--or--

- are out of conformance with applicable ordinances, policies and habitat conservation plans.

Anticipated impacts to habitats were calculated by determining the acreage of each habitat-type that would be affected by full development of the site. These are summarized in Table 3.

Measurable direct impacts would result from the development of L-14349. Direct impacts result from the actual removal of habitat, plants, and animals from the site through grading and brushing, clearing, or thinning for fire protection purposes, agriculture, etc. These direct impacts are considered permanent, because they result in a conversion of habitats to landscaped areas, structures, groves, roads, etc. Indirect impacts also affect plants, animals, and habitats that occur on or near the project site. These are not the direct result of grading or development. Examples of indirect impacts include introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects".

An impact analysis associated with the various onsite habitats is presented in tabular format in Table 3. This analysis assumes full development of the site in the future.

Direct Impacts

Future development of the L-14349 project site could result in the direct impacts that follow, based on a forensic analysis of prior site conditions. This analysis assumes that the entirety of the site will be impacted:

(1) Approximately 3.99 acres of Chamise Chaparral would be impacted as a result of site development. This loss includes (1) the temporal loss due to illegal brush removal and grading, and (2) the eventual permanent loss of vegetation as a result of site development. The loss of this habitat is considered **significant**, as defined by CEQA. Mitigation for this loss is required pursuant to CEQA.

(2) Impacts to 1.43 acres of Disturbed Habitat and 0.25 acres of Urban/Developed Habitat, both temporal and permanent, are considered **less than significant**, as defined by CEQA. Mitigation for the loss of these habitats is not required.

(3) Development will result in the direct loss of occupied habitat for numerous native species, including a diverse assemblage of native plants and animals. Also impacted will be habitat potentially supporting various sensitive species not detected during the field survey. The loss of these resources in the aggregate is considered **significant**, as defined by CEQA. Habitat-based mitigation will be provided for this impact (indirectly) through the protection of native vegetation that theoretically supports these and similar species.

Indirect Impacts

Indirect impacts resulting from changes in land use are anticipated. These are primarily edge effects impacting adjoining natural areas offsite. Anticipated edge effects include lighting or drainage discharge into natural areas, domestic pets that roam into adjoining habitat, etc. Indirect impacts associated with site development are considered **less than significant.** This is because areas surrounding the site are currently developed in a manner similar to that being proposed.

Cumulative Impacts

Section 15064 of the State CEQA Guidelines governs the determination of significant environmental impacts caused by a project. The evaluation of a project's cumulative impacts is discussed in Section 15064(h) of the CEQA Guidelines. Cumulative impacts must be discussed when project impacts, although individually limited, are cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource (CEQA Guidelines §15064(h)(1)).

A lead agency may determine in an initial study that "a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable" (CEQA Guidelines §15064(h)(2)). The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable (CEQA Guidelines §15064 (h)(4)).
The following statements are addressed in order to assess potential cumulatively considerable impacts associated with the L-14349 project:

1. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species?*

Response: The L-14349 project will impact 3.99 acres of Chamise Chaparral. Chaparral is California's most extensive native plant community, dominating foothills and mountain slopes from the Rouge River Valley in southern Oregon to the Sierra San Pedro Martir in Baja California, Mexico. This habitat-type is extremely abundant in the foothills and mountain regions in San Diego County, covering over one million acres. At least 90 percent of this vegetation-type is in public ownership. Therefore, the minor impacts to Chamise Chaparral

associated with this project are not cumulatively considerable when viewed in connection with the enormous amount of this habitat-type left in San Diego County. Furthermore, impacts to Chamise Chaparral will be mitigated for, reducing them to a level below significance. No special status species were observed on the L-14349 project site. A number of sensitive species are known to occur in the general vicinity of this property and some of these could utilize the site, such as various species of rare bats, various species of raptors, rare reptiles etc. However, due to the small size of the property, its history of disturbance, and its proximity to existing development, it is unlikely that any locally or regionally-significant populations of special status species would be found onsite. In any case, all potential cumulatively considerable impacts to sensitive species will be mitigated to a level that is below significance through the purchase of equivalent or better-quality habitat presumably supporting the same special status species that would have occurred onsite.

2. *Does the project have impacts that are individually limited, but cumulatively considerable?*

Response: Because all project impacts will be mitigated to a level that is below significance, the L-14349 project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

MITIGATION

Development of the L-14349 property will result in a direct loss of sensitive habitat, as defined by CEQA (Table 3). Mitigation is thus required to insure there is no loss of sensitive habitat values or degradation of significant natural areas as a result of future site improvement.

At this time, in order to reduce all project impacts (see Table 3) to "less than significant", as defined by CEQA, the following mitigation measures are recommended:

1. Secure offsite mitigation. The County Department of Public Works has indicated that a total of no less than 2.00 acre-credits (3.99 acres at a ½-to-1 ratio) of Chamise Chaparral or "better" habitat must be secured offsite in a County-approved Mitigation Bank or other approved location. The securement of these credits should be made a Specific Condition of Project Approval.

2. Provide seasonal restrictions. Site brushing, grading, and/or the removal of native vegetation or the removal of vegetation within 300 feet of any known migratory songbird nesting location shall not be permitted during the spring/summer songbird breeding season, defined as from 15 March to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and the California Fish and Game Code, which prevent the "take" of eggs, nests, feathers, or other parts of most native bird species. Limiting activities to the non-breeding season will minimize chances for the

incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other construction activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Land Use and the Wildlife Agencies for concurrence with the conclusions and recommendations.

TABLE 1. FLORA AND FAUNA DETECTED – THE L-14349 PROJECT

Scientific Name	Common Name
Plants	
Adenostoma fasciculatum	Chamise
Amsinckia intermedia	Fiddleneck
Anagallis arvensis *	Scarlet Pimpernel
Artemisia californica	California Sagebrush
Avena barbata *	Slender Wild Oat
Baccharis pilularis	Coyote Brush
Brassica geniculata *	Perennial Mustard
Brickellia californica	California Brickellbush
Bromus diandrus *	Ripgut Brome
Bromus mollis *	Soft Brome
Bromus rubens *	Foxtail Brome
Camissonia sp.	Evening Primrose
Camissonia bistorta	Southern Sun Cup
Carduus tenuiflorus *	Italian Thistle
Ceanothus tomentosus	Ramona Lilac
Centaurea melitensis *	Tocalote
Cercocarpus minutiflorus	San Diego Mountain Mahogany
Chrysanthemum coronarium *	Chrysanthemum
Conyza canadensis *	Common Horseweed
Corethrogyne filaginifolia var. *virgata*	Sand Aster
Datura meteloides	Jimsonweed
Daucus pusillus	Rattlesnake Weed
Diplacus aurantiacus	San Diego Monkeyflower
Eremocarpus setigerus	Dove Weed
Eriogonum fasciculatum	Flat-top Buckwheat
Erodium sp.	Stork's-bill
Erodium botrys *	Long-beaked Stork's-bill
Erodium cicutarium *	Red-stem Stork's-bill
Euphorbia peplus *	Petty Spurge
Festuca megalura *	Foxtail Fescue
Filago gallica *	Narrow-leaf Filago
Foeniculum vulgare *	Wild Anise
Galium angustifolium	Narrow-leaf Bedstraw
Gnaphalium beneolens	Cudweed
Gnaphalium canescens	Cudweed
Haplopappus venetus	Isocoma
Haplopappus squarrosus	Hazardia
Hedypnois cretica *	Hedypnois
Helianthemum scoparium	Rock Rose
Hemizonia fasciculata	Common Tarplant

TABLE 1. FLORA AND FAUNA DETECTED – THE L-14349 PROJECT (continued)

Scientific Name	Common Name
Heterotheca grandiflora *	Telegraph Weed
Hypochaeris glabra *	Smooth Cat's-tongue
Iris sp.	Ornamental Iris
Lactuca serriola *	Wild Lettuce
Lobularia maritima *	Sweet Alyssum
Lotus scoparius	Deerweed
Malosma laurina	Laurel Sumac
Marah macrocarpus	Man Root
Marrubium vulgare *	Horehound
Medicago polymorpha *	Bur Clover
Melilotus indicus *	Indian Sweet Clover
Navarretia hamata	Skunkweed
Nicotiana glauca *	Tree Tobacco
Pectocarya linearus ssp. *ferocula*	Slender Pectocarya
Opuntia ficus-indica *	Indian Fig
Oxalis sp.	Sorrel
Quercus agrifolia	Coast Live Oak
Rumex crispus *	Curly Dock
Salsola pestifer *	Russian Thistle
Salvia mellifera	Black Sage
Sanicula crassicaulis	Snakeroot
Sonchus asper *	Sow Thistle
Sonchus oleraceus *	Sow Thistle
Stephanomeria virgata	Stephanomeria
Washingtonia robusta *	Mexican Fan Palm
Xylococcus bicolor	Mission Manzanita
Birds	
Aphelocoma coerulescens	Scrub Jay
Archilochus sp.	Hummingbird
Archilochus anna	Anna's Hummingbird
Carduelis psaltria	Lesser Goldfinch
Carpodacus mexicanus	Housefinch
Chamaea fasciata	Wrentit
Corvus corax	Common Raven
Melanerpes formicivorus	Acorn Woodpecker
Mimus polyglottos	Mockingbird
Pipilo crissalis	California Towhee
Sayornis nigricans	Black Phoebe
Tyrannus verticalis	Western Kingbird

TABLE 1. FLORA AND FAUNA DETECTED – THE L-14349 PROJECT (continued)

Scientific Name	Common Name
Mammals	
Canis latrans	Coyote
Lynx rufus	Bobcat
Neotoma sp.	Woodrat
Peromyscus maniculatus	Deer Mouse
Sylvilagus audubonii	Desert Cottontail
Reptiles	
Sceloporus occidentalis	Western Fence Lizard
Uta stansburiana	Side-blotched Lizard
Butterflies	
Apodemia mormo virgulti	Behr's Metalmark

Total = 66 species of plants, 20 species of animals detected

* = non-native taxon

TABLE 2. IMPACT ANALYSIS: HABITATS – THE L-14349 PROJECT

Biological Resource	Total Acres Onsite (Pre-development)	Acres Impacted (Post-development)	Acres Preserved (Post-development)	Mitigation Required	Mitigation Provided
Chamise Chaparral	3.99 acres	3.99 acres [1]	none	2.0 acres (3.99 @ ½:1)	2.0 acres offsite
Urban/Developed	0.25 acres	N/A	none	none	n/a
Disturbed Habitat	1.43 acres	none	none	none	n/a
Southern Willow Scrub	none [2]	none	n/a	none	n/a
Totals	**5.67 acres**	**5.67 acres**	**none**	**2.0 acres**	**2.0 acres offsite**

[1] *This includes both the temporal loss due to illegal clearing and grading, and the future permanent loss due to eventual site development*
[2] *This habitat is located just offsite at the southwestern property corner*

TABLE 3. SENSITIVE SPECIES KNOWN FROM THE VICINITY – THE L-14349 PROJECT

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Threatened	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence
Accipiter striatus	Sharp-shinned hawk				X				X		X											M
Aimophila ruficeps canescens	Rufous-crowned sparrow				X					X												M
Amphispiza belli belli	Bell's sage sparrow				X	X				X												M
Anniella pulchra pulchra	Silvery legless lizard				X		X	X												X		L
Aquila chrysaetos	Golden eagle				X	X	X		X	X	X	X	X									L
Bufo microscaphus californicus	Arroyo toad	X			X	X	X	X	X	X									X			L
Cathartes aura	Turkey vulture				X	X	X	X	X	X	X	X										H
Chaetodipus californicus femoralis	Dulzura California pocket mouse				X	X	X		X	X	X											M
Charina trivirgata roseofusca	Coastal rosy boa				X	X			X	X												L
Chorizanthe procumbens	Prostrate spineflower				X	X				X												M
Cnemidophorus hyperythrus	Orange-throated whiptail				X	X	X	X		X												M
Coleonyx variegatus abbotti	San Diego banded gecko				X		X			X												L
Crotalus ruber ruber	Northern red diamond rattlesnake				X	X				X			X		X							M
Diadophis punctatus similis	San Diego ringneck snake				X	X		X	X	X	X	X										M
Dipodomys stephensi	Stephen's kangaroo rat	X		X	X		X															L
Eumops perotis californicus	Greater western mastiff bat				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M
Felis concolor	Mountain lion				X	X		X	X	X	X	X	X		X	X			X			L
Harpagonella palmeri	Palmer's grappling hook				X		X			X												L
Lanius ludovicianus	Loggerhead shrike				X		X	X	X						X	X						M
Lepus californicus bennettii	San Diego black-tailed jackrabbit				X	X	X		X	X	X	X										M
Myotis yumanensis	Yuma myotis				X	X	X	X	X	X	X	X	X	X			X	X	X		X	M
Neotoma lepida intermedia	San Diego desert woodrat				X			X	X	X												M
Nyctinomops macrotis	Big free-tailed bat				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M
Nyctinomops femorosaccus	Pocketed free-tailed bat				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M
Odocoileus hemionus	Southern mule deer				X	X	X	X	X	X	X	X	X		X	X			X			L
Onychomys torridus ramona	Southern grasshopper mouse				X	X	X			X												L
Piperia cooperi	Cooper's rein orchid				X	X	X			X												L
Phrynosoma coronatum blainvillei	San Diego horned lizard				X	X	X	X		X	X											H
Polioptila californica californica	California gnatcatcher		X		X																	L
Salvadora hexalepis virgultea	Coast patch-nosed snake				X	X				X			X									M
Taxidea taxus	American badger				X	X	X		X	X	X		X		X	X			X			L

Probability of Occurrence Codes:

L – Low Probability; rare species in area, and no significant habitat (animals), *or* distinctive perennial that would not have been missed if present onsite (plants). Most of these species occur on habitat not found on the L-14349 site, including vernal pools, native grasslands, mafic soils, etc. American Badger and Golden Eagle are two examples of species that fit into this category. Both are rare in southern California.

M – Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals), *or* could occur onsite, but rare, and/or poorly known (plants). Most of these species occur in habitat similar to that found onsite, although they may or may not utilize the L-14349 property. Native bats and uncommon but cryptic reptiles are examples of species that have a moderate probability of occurring onsite.

H – High Probability; certain to occur onsite on a regular basis (animals), but cryptic, *or* ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants). Most of these species are expected to use the site, but are difficult to reliably detect. Examples include various fossorial reptiles, wide-ranging predators, etc.

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